

EPA Region 5 Records Ctr.



280453

3/19/01

O P T I M U S

March 19, 2001

Fax to Verneta Simon @ EPA 312-353-9176

From: Tom Duff

RE: COPIES OF REMEDIATION & FLOOR PLANS FOR 161 E. GRAND

Hi Verneta,

I assume we're still on for Saturday, March 24, at 9a here at 161 E. Grand Ave. Please go to the back entrance on St. Clair and ring the bell.

I've enclosed floor plans for the basement and floors 1, 2, & 3. I will try to get one for the fourth floor, but regardless, I have keys to get in there.

I've also enclosed copies of documents left to me by our previous owners, 161 E. Grand Associates and Ron Steele. They cover the removal of the chimney that was paid for by Kerr-McGee.

That's really all I have as far as I know.

I hope it helps and I look forward to meeting you.

Thanks,

Tom Duff

SENT BY: DEM SERVICES;

3124212369;

APR-24-00 4:26PM;

PAGE 2/2

DEM Services, Inc.

Proposal

An Environmental Contractor

1015 S. Oakley Blvd

Lower Level

Chicago, IL 60612

I G I E. GRAND ASSOCIATES

To: Ron Steel
1025 N Jackson
River Forest, IL 60305

Attn: Ron Steel

Work Site: 1st East Grand
Chicago, IL

60611

Project #

P-2000-634

Date

4/24/00

Prepared by

Paul Middleton

Project:

Environmental Services

DEM Services, Inc. hereby agrees to furnish all necessary labor, materials, and equipment to complete the following work:

Work Summary:

Set-up contained area around the base of the chimney located in the basement. Remove the brick around the base of the chimney (demolition). Remove inside of chimney and as far up the chimney as possible. Bag all waste in clear bags and place in a 55 gallon drum. All filters associated and consumables with this work will be disposed of as waste. At the conclusion of the work the remaining chimney structure will be shored with 2"x4's. If the work requires additional time as outlined in the schedule, an hourly rate charge will be applied.

Note 1: DEM Services cannot guarantee the integrity of the chimney at completion of the work.

Note 2: All required monitoring will be conducted by RSSI and a copy will be provided to DEM Services upon completion of the work.

Schedule: Set up on Friday, 4/28/00, as much time as needed to complete the contained area.
Saturday, 4/29/00, actual clean-up, two workers and one supervisor for an eight hour shift.

Hourly Rate: \$56.00 an hour for workers, \$62.00 an hour for supervisor.

Base Bid: \$2,786

If there are any questions regarding this proposal, please contact me at the office. Thank you for the opportunity.

All of the above work is to be completed in a substantial and workmanlike manner, to be paid as follows:

☒ for the sum of

See above

☐ at the previously agreed upon rates for time and material, and not to exceed

\$11,000


Payment is to be made within 30 days of completion, or an assessment of 1.50 % will be applied.

Any variation or deviation from the original scope of work, plans or specifications will be executed only upon written orders for same and will be added to, or deducted from the amount quoted in this proposal. All changes must be in writing.

Respectfully Submitted,


Paul Middleton, Estimator / Project Manager

Accepted by

 (Mgr.) 4/24/00
Printed Name & Signature Date

I G I E. GRAND ASSOCIATES
Company (Please Print)

161 E. Grand Associates
161 E. Grand
Chicago, IL 60611

May 24, 2000

VIA FAX 405-270-3787

Dan White, Senior Project Manager
Kerr-McGee Corporation
Kerr-McGee Center
123 Robert S. Kerr Ave., MT 2003
Oklahoma City, OK 73102-6406

RE: Thorium Contamination at Lindsay Light Building, 161 E.
Grand

Dear Mr. White:

The thorium contaminated chimney at the 161 E. Grand building has been removed and the rubble has been transferred to ADCO Services Incorporated (ADCO) for ultimate disposal as radioactive waste at Envirocare of Utah. A copy of the ADCO waste manifest is attached.

We have received the attached bill from ADCO and ask that, as agreed upon, Kerr-McGee issue a check to pay this bill. The check may be payable either to ADCO or to 161 E. Grand Associates. In either case, please mail the check to me at:

Ronald Steele
C/O EKO, 2nd Floor
205 E Grand Ave
Chicago, IL 60611

If you have any questions or require additional information, please contact me at 312-467-5440.

Sincerely,

Ron Steele

Ron Steele



ADCO

Services, Inc.

Agreement,

Adco Services, Inc. reserves the right to open, inspect, and sample the contents of containers we accept for disposal, and if found to be other than stated on the Uniform Low-Level Radioactive Disposal Manifest, we will charge for any repackaging, the difference in disposal costs, or return the material to the generator.

ADCO SERVICES, INC.

Company

R. B. Bamber
Signature

Tech
Title

5-10-00
Date

161 E. GRAND ASSOCIATES
Generator

[Signature]
Signature

Title

5-10-00
Date

Certification Letter
Licensed Site

(Friday) Len Warbiarney

P.05

May 18.00 7:43 No.001 P.01

TEL:

MAR-19-2001 00:47


ADCO Services, Inc.

17000 Duran Drive, Tulsa Port. 2 60477 • (708) 429-1660 FAX (708) 429-9759

INVOICE

064416 Page 1 of 1

CUSTOMER ORDER NO. Verbal Eli Port

LOT NO. 01-0183

DATE 05/11/00


 161 East Grand Associates
 Attn: Ron Steele
 161 East Grand Ave.
 Chicago, IL 60611

 161 East Grand Associates
 161 East Grand Ave.
 Chicago, IL 60611

TERMS:

Net 10

Account Number: 3582

1,330.00 Ea.

05/10/00

Disposal of Solid Rubble

1,330 Lbs. @ 7.75/Lb.

7.75

10,307.50

PLEASE RETURN GOLD COPY WITH YOUR PAYMENT

P.E.I.N. #36-2652895

DISCLAIMER: This is all material which was previously owned by the customer or supplier contained in or furnished for use hereon this form or under the contract shall be deemed to be owned by Adco Services, Inc. and shall remain the property of Adco Services, Inc. The customer or supplier shall have no right to use or reproduce this form or the information contained herein without the written consent of Adco Services, Inc.

 MAKE CHECK PAYABLE TO:
 ADCO SERVICES, INC.

 TOTAL
 AMOUNT

10,307.50

ATG

FORM 641 ARCO SERVICES, INC.										1. MANIFEST TOTAL				2. MANIFEST NUMBER 81-8183 L	
UNIFORM LOW-LEVEL RADIOACTIVE WASTE MANIFEST										NET WASTE VOLUME				3. PAGE 1 OF 1 PAGE(S)	
CONTAINER AND WASTE DESCRIPTION										NET WASTE WEIGHT				4. SHIPPER NAME 181 PARTNERS FOR THE ACCO	
Additional Nuclear Regulatory Commission (NRC) Requirements for Control, Transfer and Disposal of Radioactive Waste										ACTIVITY				SHIPMENT ID NUMBER 81-8183 L	
										ALL NUCLEIDES					
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01-0183

UNIFORM LOW-LEVEL RADIOACTIVE WASTE MANIFEST SHIPPING PAPER									
ACCO SERVICES, INC.									
1. EMERGENCY TELEPHONE NUMBER (Include Area Code)									
2. IS THIS AN "EXCLUSIVE LINE" OF FREIGHT?									
3. TOTAL NUMBER OF PACKAGES ENCLOSED ON THIS MANIFEST									
4. DOES EPA REGULATE THIS WASTE? (If so, indicate the appropriate EPA waste code and any additional information)									
5. US DEPARTMENT OF TRANSPORTATION DESCRIPTION (including proper shipping name, hazard class, UN ID number, and any additional information)									
6. EPA MANIFEST NUMBER									
7. TOTAL NUMBER OF PACKAGES ENCLOSED ON THIS MANIFEST									
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MAR-19-2001 00:49
TOTAL P.05

UNIFORM LOW-LEVEL RADIOACTIVE WASTE MANIFEST
ISOTOPES REPORT
For Manifest # 01-0183 L
ADCO SERVICES, INC.
Total Activity
(KCi)
3.0100E-01

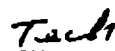

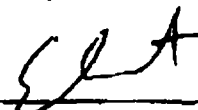

ATG

**ADCO****Services, Inc.****Agreement,**

Adco Services, Inc. reserves the right to open, inspect, and sample the contents of containers we accept for disposal, and if found to be other than stated on the Uniform Low-Level Radioactive Disposal Manifest, we will charge for any repackaging, the difference in disposal costs, or return the material to the generator.

ADCO SERVICES, INC.

Company


Signature
Title
Date161 E. Grand Associates
Generator
Signature
Title
Date

06-23-2000 11:51

708 429 9759

ADCO

P.02

**ADCO**

Services, Inc.

**June 23, 2000**

**Mr. Ron Steele
161 East Grand Association
161 East Grand Avenue
Chicago, IL 60611**

Dear Mr. Steele,

This letter is to certify to you that the material contaminated with Thorium that was removed from your facility will and must be disposed of at a Low Level Radioactive Waste disposal site. As of this writing I can not give you a date as to when this occur. Once a radioactive waste is manifested and received by a waste broker, a paper trail is started and that broker is responsible to local, state and federal agencies to prove, if questioned, as to location of said waste at any time.

If you should have any further question, please feel free to contact me.

Sincerely,

**Len Warblany
Customer Service Manager**

**KERR-MCGEE**

KERR-MCGEE CENTER • P.O. BOX 25811 • OKLAHOMA CITY, OKLAHOMA 73125

November 30, 1999

BY FEDERAL EXPRESS

Mr. Ronald Steele
% EKO, Second Floor
205 East Grand Avenue
Chicago, IL 60611

Re: 161 E. Grand Avenue, Chicago, Illinois

Dear Mr. Steele:

This letter is simply to confirm the arrangements that have been made with your consultant, Eli Port, concerning removal of certain radiological material from your building at 161 E. Grand Avenue, Chicago, Illinois. Kerr-McGee Chemical L.L.C. ("Kerr-McGee") agrees to reimburse the costs, up to a maximum of forty thousand (\$40,000.00) for waste profile testing as required by a licensed disposal site and the transportation of such material to, and its disposal at, a properly licensed disposal site. Your contractor under your supervision will perform the work, and you will pay all other costs associated with the remediation. Kerr-McGee understands that you are the owner of the aforementioned real property.

It is agreed by you that Kerr-McGee's undertaking to reimburse these costs does not constitute an admission or a denial by Kerr-McGee that it has any liability or responsibility for the presence of radiological material at or about the property at 161 E. Avenue or for its remediation.

I would appreciate it if you would countersign this letter and return it to me.

Very truly yours,

George D. Christiansen
Vice President

AGREED TO:

Ronald Steele, ~~OWNER~~ Partner 161 E. Grand Associates

3/3/00
Dated

cc: Mark Krippel

BCC: W.O. Green
T.P. Goresen

161 E. Grand Associates
c/o EKO
205 E. Grand
Chicago, IL 60611

Mr. George D. Christianson
Vice President
Kerr- McGee Chemical LLC
Kerr-McGee Center
P.O. Box 25861
Oklahoma City, Oklahoma 73125

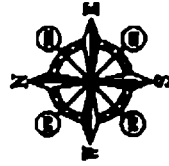
May 17, 2000

Invoice:

Costs for disposal of radiological material from the building at 161 E. Grand Ave.,
Chicago, IL. per attached invoice from ADCO Services, Inc. and our agreement dated
November 30, 1999 (attached).

\$10,307.50

This was paid by Kerr-McGee



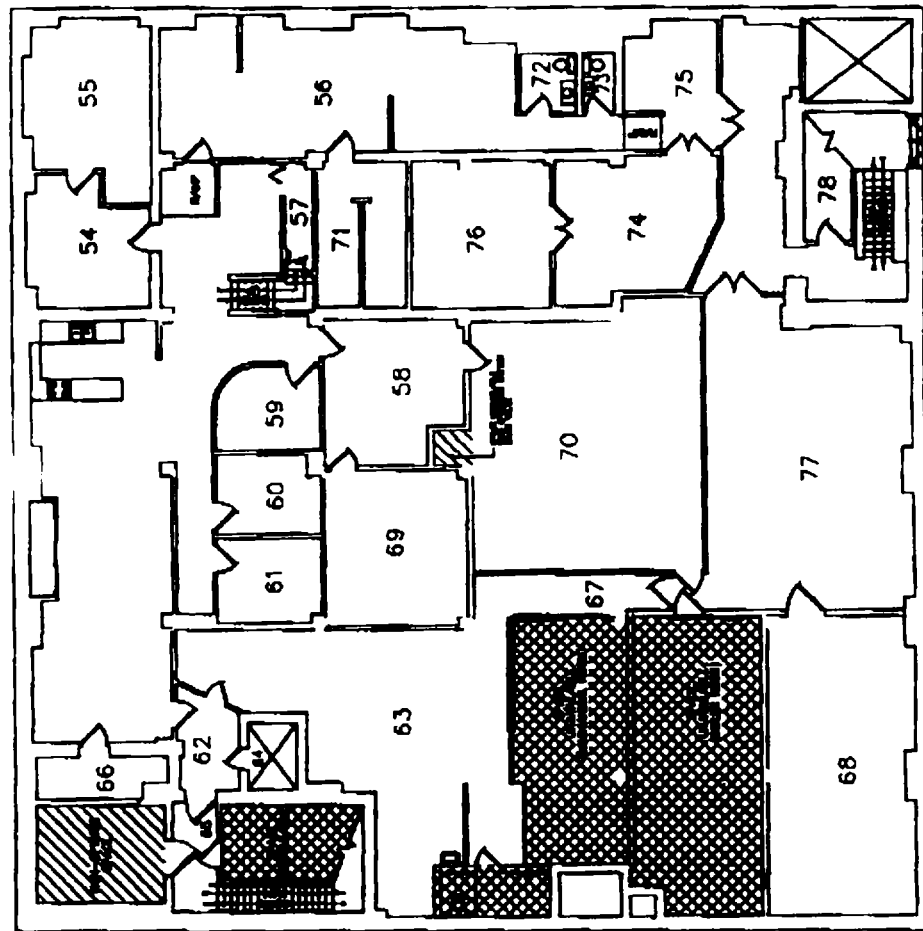
OPTIMUS

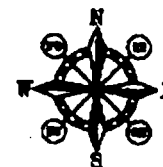
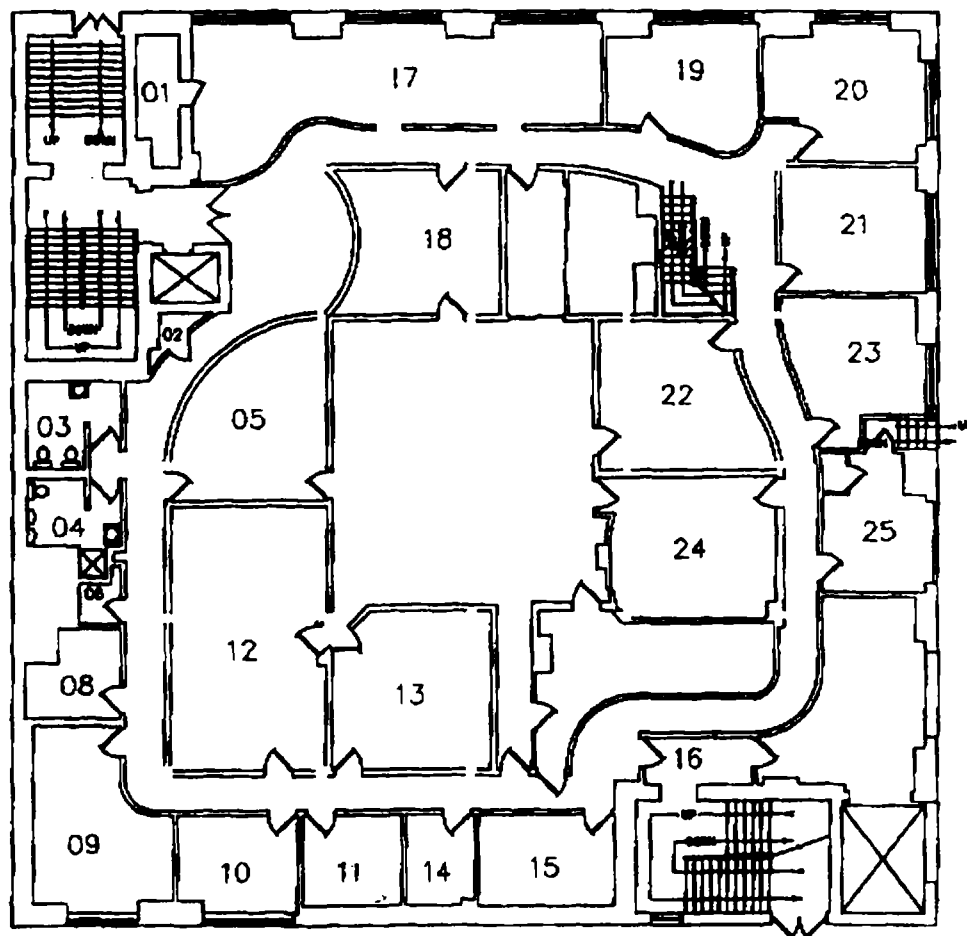
151 E. GRAND AVE., CHICAGO, IL 60611
PHONE: 312-321-0660 FAX: 312-321-9765

07/69

THE

NOTES

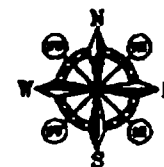
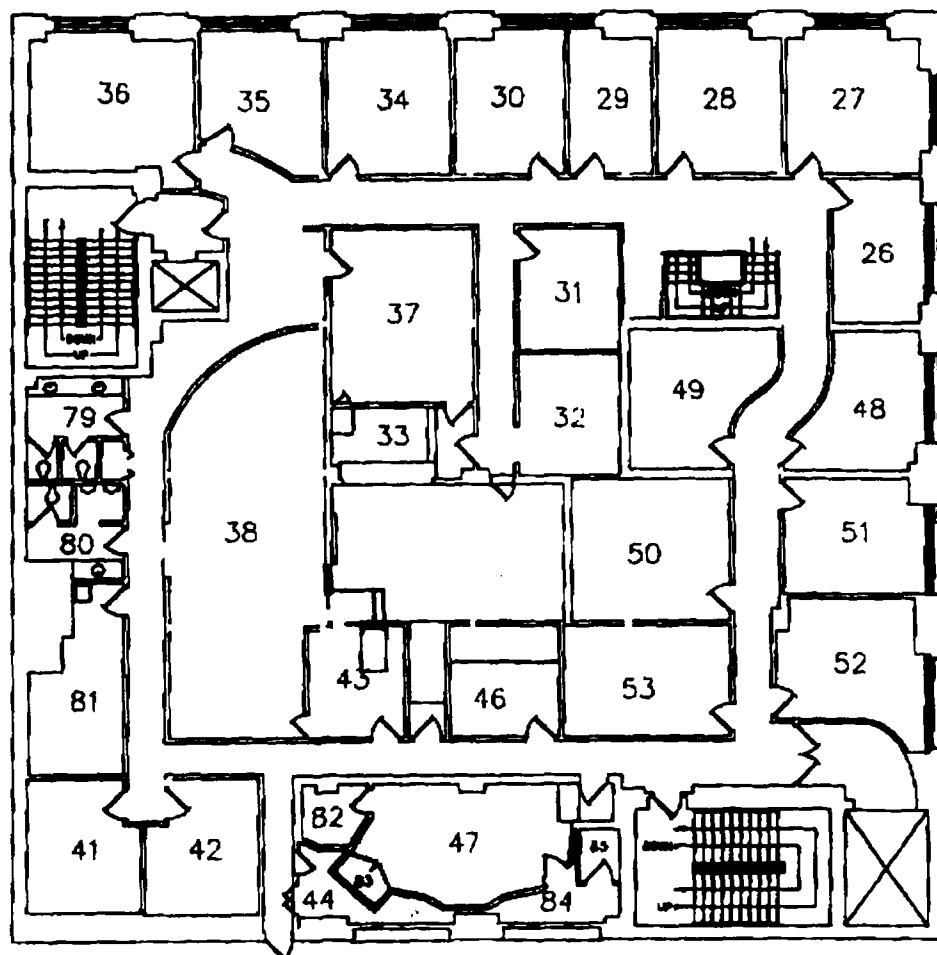




1st FLOOR PLAN

OPTIMUS
161 EAST GRAND AVENUE
CHICAGO, IL. 60611

OPTIMUS	
161 E. GRAND AVE., CHICAGO, IL. 60611 PHONE: 312-321-0860 FAX: 312-321-8765	
DATE: 03/19/01	DESCRIPTION:
BY: [Signature]	
CHECKED BY: [Signature]	
APPROVED BY: [Signature]	
REVISIONS:	PAGE: 14



2nd FLOOR PLAN

OPTIMUS
161 EAST GRAND AVENUE
CHICAGO, IL. 60611

OPTIMUS	
101 E. GRAND AVE., CHICAGO, IL 60611	
PHONE: 312-321-0880 FAX: 312-321-8785	
NAME: UNIDENT	DESCRIPTION:
SEX: M	
DOB: 1/1/1940	
HEIGHT: 5'10" (178CM)	
WEIGHT: 175LBS (79KG)	
HAIR: BRN	CRIMINAL RECORD: YES
EYES: BLU	PAGE: 1

